

CITY OF SANTA CLARA



HISTORICAL AND LANDMARKS COMMISSION MEETING

January 4, 2007 - Thursday
City Manager's Staff Conference Room

*** MINUTES **

7:00 P.M.

ITEMS FOR COUNCIL ACTION

None

- I. Call to Order
Vice Chairperson Jerry McKee called the meeting to order at 7:00 p.m.
- II. Roll Call
Members Present: Commissioner Boynton, Marinshaw, McKee, Patton, Petersen and Wilson

Members Excused: Chairperson Richards

Staff Present: Judith Silva, Associate Planner/Staff Liaison to HLC and Larry Wolfe, Director of Parks and Recreation

Guests Present: Richards Zeman, Kellye Garcia, Richard Minert, Roland and Joanne Carlson, Janean Snyder, Joan Cabral and Don Arnoldy.
- III. Requests for withdrawals and continuances without a hearing
None
- IV. Approval of Minutes
A. HLC Meeting Minutes of November 2, 2006
Motion: It was moved by Commissioner Petersen, seconded by Commissioner Wilson and unanimously carried (Chairperson Richards was excused) to note and file the minutes of November 2, 2006, as corrected.
- V. Items on this Agenda Requiring Council Action
The following items may be heard by the City Council upon a recommendation by the Historical and Landmarks Commission:
None
- VI. Council and Planning Commission Actions Pertaining to the
Historical and Landmarks Commission (Discussion as Needed)

Ms. Silva reviewed items of interest for the Commission relating to City Council and Planning Commission.

VII. Correspondence/Announcements

A. General Correspondence Distributed in Commission Packet

B. Request by Director of Parks and Recreation Relating to Agnews Historic Cemetery Museum

Larry Wolfe, Director of Parks and Recreation addressed the Commission and reviewed past and present information relating to the Agnews Historic Cemetery on Hope Drive. He noted one of the former Agnews brick cottages was being restored as a museum for the cemetery, which would be served by volunteers. Mr. Wolfe noted that a committee had been formed to decide on museum items and potential displays and was requesting a Historical and Landmarks Commission volunteer to serve on the committee. The Commission agreed to agendaize this item for the February meeting and designate a Commissioner to serve on the Agnews Historic Cemetery Museum Committee.

VIII. Public Presentations

Members of the public are provided an opportunity to address the Commission on items within the jurisdiction of the Commission. The law does not permit Commission action on or extended discussion of any item not on the agenda except under special circumstances. Matters may be agendaized for a subsequent meeting. Public presentations are limited to no more than 3 minutes.

There were no public presentations.

IX. New Business

A. Request for Oval Plaque – 658 Jefferson Street

Ms. Silva noted that the property owner had requested an oval plaque for their historic home at 658 Jefferson Street and that staff was recommending approval of the request.

Motion: It was moved by Commissioner Wilson, seconded by Commissioner Petersen and unanimously carried (Chairperson Richards was excused) that an oval plaque be awarded for the property at 658 Jefferson Street, dated 1915.

Ms. Silva noted for those present the new prototype plaque had not been received at this time, but would contact the property owner when the plaque was available.

B. Request for Mills Act Contract – 1060 Harrison Street (PLN2006-06135)

Ms. Silva reviewed the request for a Mills Act Contract, noting that the property was listed as architecturally/historically significant.

Commissioner Petersen excused himself as he resides in close proximity to this property.

The property owner, Kellye Garcia, was present for discussion. Ms. Garcia addressed the Commission and noted with high taxes it is difficult to do the expensive improvements that come with having a historic property, noting their new carriage style garage door. Commissioner Wilson stated she had driven by the

property and noted a large addition had been placed at the rear of the property. The property owner responded that she thought the additional was approximately 700 square feet and the original house was something like 1,500 square feet.

Commissioner Marinshaw asked if this exceeded the 25 percent guidelines of the Commission and that the Commission was tightening up on qualifying Mills Act properties. Ms. Silva responded that it was approximately 45 percent.

After some discussion, the property owner stated she would be willing to allow Commissioners and staff to visit the site with notice.

Motion: It was moved by Commissioner Marinshaw, seconded by Commissioner Petersen and unanimously carried (Chairperson Richards was excused) to continue this item to the February 1, 2007 meeting. Staff is to present previous addition plans at this time.

C. Request for Variance in Conjunction with Detached Residential Accessory Unit and New 2-Car Garage – 463 Madison Street (PLN2006-06145).

Ms. Silva reviewed the staff report, noting that first and second story additions had been approved at this parcel recently. She noted a variance was required by the Planning Commission for the reduction in rear yard setback for the residential accessory structure and that staff was supporting the request.

Mr. Zeman, the property owner, noted the garage had previously been approved, but was now requesting a residential accessory structure attached to the detached garage. The property owner stated he wished to maximize his rear yard area and that the small living unit would be for his mother-in-law.

Commissioner Petersen thanked Mr. Zeman for the good design, which was compatible with the main turn-of-the-century structure.

Motion: It was moved by Commissioner Petersen, seconded by Commissioner Marinshaw and unanimously carried (Chairperson Richards was excused) to recommend Planning Commission recommendation of the variance request and architectural approval for the proposed detached garage and residential dwelling unit at a reduced rearyard setback, subject to conditions.

D. Request for Variance in Conjunction with 1st and 2nd Story Additions, and New Detached Garage - 1420 Bellomy Street (PLN2006-06149).

Ms. Silva reviewed the request, while noting the request was for 1st and 2nd story additions to the existing residence. She noted that a variance was required due to the existing front and corner sideyard setbacks.

Richard Minert, architect for the project, then addressed the Commission. He noted that the house would be raised approximately 10 inches in order to place a foundation under the structure and improve the existing basement area. Mr. Minert explained to those present that the existing roof height would not be changed and that the roof pitch of the addition would match that of the older home.

Joanne Carlson, owner, noted that the new building footprint for the addition was only 200 square feet and that she and her husband were serious about maintaining the integrity of the older structure.

Motion: It was moved by Commissioner Petersen, seconded by Commissioner Wilson and unanimously carried (Chairperson Richards was excused) to recommend Planning Commission approval of the variance and architectural review of 1st and 2nd story additions to allow an expansion of a structure with a nonconforming front yard of 19 feet where 20 feet is required; corner sideyard setback of 6 feet where 15 feet is required; and to increase garage height to 14 feet where 12 feet is the maximum allowed, subject to conditions.

- X. Old Business, Referrals and Continued Items
 - None
- XI. Commissioner/Committee Reports
 - A. Santa Clara Arts and Historic Consortium (McKee)
 - [Fourth Monday of each month at 7:15 p.m. - Headen-Inman House]
 - Commissioner McKee reported there had been no meeting in November or December.
 - B. Historic Preservation Society of Santa Clara (Richards/Marinshaw alternate)
 - [Second Friday of each month at 10:00 a.m.- Harris Lass Preserve]
 - Commissioner Marinshaw reported that the Home Tour had been a great success this year. She also noted the Harris-Lass Historic Preserve would be closed the month of January for clean-up.
 - C. Old Quad Residents Association (Richards/McKee alternate)
 - There was no report.
 - D. Neighborhood University Relations (Petersen)
 - Commissioner Petersen noted there would be a meeting in March.
 - E. Architectural Committee (Marinshaw/Patton)
 - There was no report or items related to the Commission.
- XII. Items Considered, Time Permitting
 - Commissioner Marinshaw noted there would be a Santa Clara Area Transit Meeting on January 8th.
- XIII. A. Commission Budget for 2006-07
- XIV. Pending Agenda Items (notice of upcoming agenda items only- No discussion)
 - A. Commemorative plaque for the Verein (this item has been forwarded to Santa Clara University). Joe Sugg/SCU to install plaque when construction is completed, est. date Fall 2006).

B. Commissioner Training

Commissioners McKee and Boynton stated they would like to attend the California Preservation Conference/Training in Gilroy on Wednesday, January 24, 2006. Ms. Silva stated this would qualify for annual training, as required for CLG cities.

C. Further updates on Harris-Lass Preserve

XV. Adjournment

As there was no further business, the meeting was adjourned at 8:35 p.m.

Respectfully submitted:

Approved:

Judith Silva
Associate Planner/HLC Staff Liaison

Gloria Sciara, AICP
Interim Manager of Development Review/
Historic Resources Coordinator

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